

## EXCEPTIONAL VILLA CLASSIFIED "BELLE-EPOQUE"

For sale Monaco

Sole agent

Price on request

## RARE 12-ROOM MASTER VILLA WITH GARDEN

Product type	Villa	Num rooms	5+
Living area	709 m <sup>2</sup>	Num bedrooms	+5
Terrace area	30 m <sup>2</sup>	Num parking	2
Garden area	562 m <sup>2</sup>	Num cellars	1
View	Clear	City	Monaco
Exposure	East, South and West	Condition	Good condition

Exceptional villa "Belle Epoque" classified "Bâti remarquable" (remarkable building) on 3 levels with a living area approximatively 709 sqm and an outdoor area of around 580 sqm

Free of Law.

No private servitude.

Prestigious villa with facings on the façade, period friezes and moldings on the ceilings (3.80 m), ceremonial staircase with 8 m ceiling height, elevator, heated indoor pool, air conditioning, glass roof in front of one of the living rooms, terraces, garden around the villa. Set back from the street, the villa is quiet and bright, open views and small sea view.

Composition: an entrance on the boulevard, a staircase access leading to the garden level with a garden accessing an independent 3-room apartment rented until February 2024

Access by stairs to the 1st level: a large entrance with 2 living rooms, a dining room, glass terrace, 2 bedrooms, 2 bathrooms, a kitchen, large staircase leading to the upper floor.

On the 2nd level: 1 living room, a dining room, a kitchen, 2 bedrooms, 2 bathrooms, a dressing room and a terrace in front.

2 parking spaces in the neighboring building.



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